

Dodsleigh Lane
Fradswell, Stafford, ST18 0ER

John German



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£700,000

Charming detached cottage which occupies a delightful position and impressive plot with formal garden areas, extremely spacious drive capable of parking numerous vehicles to a detached double garage and brick store. There are also two fields, yard and stable.

Accommodation: Entrance vestibule off which leads a cloakroom with pedestal wash basin and low level WC. Utility room having a range of cupboards, stainless steel sink and drainer, built-in cupboard, space and provision for domestic appliances.

Breakfast dining kitchen which has an attractive range of white units with wooden work surfaces and ceramic sink and drainer. There is a hob with extractor canopy above, split level oven and a tiled floor to the kitchen area. The breakfast area has a recess which houses a range cooker, and an archway leading to a dining room which has an attractive window.

Charming lounge with brick fireplace housing a cast log burner and also having a beamed ceiling and French style double doors opening to the conservatory.

There is a separate sitting room with corner brick fireplace and a beamed ceiling and steps up to a mezzanine study area.

On the first floor there is a landing with airing cupboard, and off which leads four bedrooms. The principal bedroom being ensuite, having a bath, separate shower, low level WC, pedestal wash basin and attractive tiling.

Family bathroom which has a white suite and attractive contrasting wall and floor tiling, and comprises bath, wash basin with integrated drawer beneath, separate shower, low level WC, bidet and chrome vertical radiator.

Outside: A very impressive and extremely spacious drive with circular island and extensive lawns to one side which have a variety of mature trees and beds, and to the other side are the two fields. There is a further beautifully presented garden with established trees and beds, also having a greenhouse. Secluded garden immediately to the side of the cottage having an Indian stone terrace, further courtyard to the rear, and gated access to the yard, stable and open bay, in addition to access to the brick built double garage and adjoining brick garden store. The whole site extends to approximately 3 acres and the property would be of great interest to purchasers with equestrian interests.

The property is situated in a lovely location, convenient for both the county town of Stafford to the west and the market town of Uttoxeter to the east. Railway station at Stafford which provides direct access into London Euston, and also junctions 13 and 14 of the M6 provide access into the national motorway network and M6 toll.

Agents notes:

- There is no mains gas or mains drainage
- Drainage to a private system
- Part oil and electric heating to the property

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private system

Heating: Oil and electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA14042025

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Ground Floor Building 1



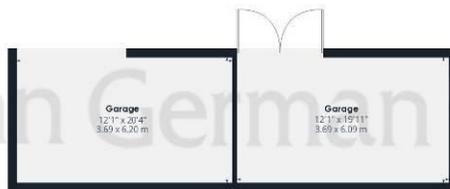
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2856.63 ft²

265.39 m²

Reduced headroom

15.51 ft²

1.44 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	30 F	
1-20	G		



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